

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

### December 3, 2009

#### Minutes

(Subject to Board of Director's approval)

**Board President, Todd Matson**, called the meeting to order at 6:31 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

#### **Also in attendance** were:

Laura Foster,  
Craig Nicholson,  
Nathan Walter (Board Member Arthur Munoz absent),  
Ms. Mason (unit 338),  
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

The Board discussed a **noise issue** raised by Ms. Mason (338), concerning a neighbor's children. A note will be put in the next newsletter, reminding Owners of this potential problem. Outdoor barbeque use was also discussed.

Via correspondence, Mr. Byers (unit 244) requested the Board consider removing select **bushes** next to **parking spaces** in Phase 1; Craig N. and Todd M. will review the current bush/parking space placement; James N. will contact Progressive Landscaping.

**Meeting Minutes:** The **November Board Meeting minutes** (10/12/09) were reviewed and **approved** as presented.

#### **Treasurer's Report:**

	<b>November '09</b>	<b>YTD</b>
Total Income	\$69,437.70	\$741,166.14
Operating Expenses	82,087.99	345,364.97
Reserve Expenditures	41,790.00	154,573.28
Total Expenditures	123,877.99	499,938.25
Transfer to Reserve	(10,559.71)	(302,758.89)
Transfer from Reserve	65,000.00	65,000.00
Total in Savings	\$816,370.99	
Total Assets	\$844,176.14	

James N. reported Operating Expenses are approximately 14% below budget. The **November** Treasurer's Report was unanimously **accepted** as presented.

**Landscaping:** the Board approved removal of two ficus trees, lifting the sidewalk near unit 129 (7636).

#### **Old Business**

The Board addressed:

- **Moisture in unit 104** (7606): the Board is currently awaiting feedback from the owner on the question of continued rain leakage into the unit;
- **Lint build-up in clothes dryer vent duct outlets:** James N. will ask Merit

- Cleaning to check and clean all outlets, as required;
- **7606 exterior drainage improvements:** testing of “surface drains” by engineer and plumber shows no deficiencies at this time;
  - **Cable upgrade (Cox Com.):** James N. will notify Cox Communications that information/survey letters have been sent to all homeowners with only two homeowners replying in opposition to the upgrade;
  - **Water meter identification:** James N. will ask GWD to check their meter code information with actual water user information (mis-ID’s suspected);
  - **Auto entry gate system:** the Board approved repair of existing CU, will request new replacement proposal in 2010 (Feb ’10 meeting agenda item);
  - **2010 Annual HOA meeting:** verified meeting time 6:00 pm, Jan. 14, 2010, GVCC; SASE for proxies sent to all Homeowners;
  - **Bldg. 7620 water leakage issue** (resolved): James N. delivered all the documents related to the case (water from #219 into #111) to the Board for safe keeping;
  - **Abandoned bicycles** (slurry-seal project): James N. will research available “takers” for the bicycles, possibly the Don Riders from SBHS.

## New Business

Items addressed:

- **Newsletter distribution:** monthly newsletter will be sent via email to all homeowners with email, the remainder will be sent via USPS, as before;
- **Christmas tree disposal:** the Board approved renting a dumpster for tree disposal; a newsletter item will notify Homeowners;
- **Trash enclosure upgrade:** Nathan W. presented a design change to the Board; new design will be forwarded to Sea View Constr. for bid and meeting with Nathan;
- **Back-flow valve** (bldg. 7602): Oasis Plumbing will replace the valve for \$915.
- **Water leak on Hollister Ave.:** the Board discussed the current water leak on Hollister Ave., currently being investigated by GWD.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:58.

The next Board meeting is scheduled for **Thursday, January 14, 2010, immediately following the 2010 Annual HOA Meeting, at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.** Monthly Board meetings are usually held one the 2<sup>nd</sup> Thursday, in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe